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| Report to be read in conjunction with the Decision Notice. | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SH** | | | | **Date:** | **28/01/2022** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1227 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 24/01/2022 | | | | | |
| **Officer:** | | | **SH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Demolish existing garage. Build new garage with bedroom annexe above the garage, dormer window to the rear and 2 skylights at the front. (Annexe suitable for senior family members) | | | | | | | | |
| **Site Address/Location:** | | | | | 21 Chatburn Avenue, Clitheroe, BB7 2AU | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Clitheroe Town Council response received 18/01/2022 – No Objections | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| Highways consultation received on 31/01/2022 – No Objections after amendments. | | | | | | | | | | | | | |
| Cadent Gas - No objection, informative note required | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comments received. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  Policy DMH5 – Resident and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  No Relevant Planning History | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Location:**  The application site relates to a detached bungalow property situated on the Southern side of Chatburn Avenue, within the settlement boundary of Clitheroe. The dwelling itself consists of natural stone facing with pebbledash render, blue concrete roof tiles and UPVC doors and windows. The surrounding area is primarily residential, with green space to the East and Clitheroe Royal Grammar School to the North. The residential curtilage is not situated on any designated land. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the demolition of the existing garage on the property’s Eastern elevation, and for the construction of a new garage with a bedroom annexe above, suitable for a senior family member. The extension will protrude approximately 6.8m at the rear from the Eastern elevation, and will be staggered to follow the curtilage, with the front elevation measuring approximately 5m in total. The proposed extension will be set back from the principle front elevation line by 0.5m and will have a length of approximately 8m. The proposal will feature a mono-pitched roof design, with a maximum height of 6m, and eaves falling to approximately 3.2m on the front elevation, and 2.7m on the rear. The Southern elevation will also feature a pitched roof dormer window, measuring approximately 2.4m in width, with a height of approximately 2m and will protrude around 3m off the roof plane. The proposed materials will consist of facing stone and ‘K’ Render, along with concrete roof tiles and UPVC cladding to the dormer. | | | | | | | | | | | | | |
| **Principle of Development:**  The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed extension will be positioned on the side elevation of the property, replacing the existing garage. As a result, the primary neighbour who will be affected the most by the development is No.19 Chatburn Avenue. In regard to the front elevation, a small Velux window will provide light to the proposed bedroom, and on the Eastern elevation which fronts No.19 Chatburn Avenue, a small, obscured glass window will provide light to the ensuite on the first floor. Due to the angle of the property in regard to the neighbouring dwelling, and as the window will feature obscured glass, there will be no new opportunities for overlooking or loss of privacy on No.19 Chatburn Avenue.  The Southern elevation at the rear of the property will feature two windows on the ground floor, and a dormer window on the first floor, providing light to the bedroom. This window will outlook into the resident’s garden, and out towards No.99 Salthill Road which is situated behind the high boundary fence. A large window is situated on the gable end of No.99 which will face the new development, however as the separation distance between the properties comes to approximately 16m, this would be considered acceptable, and the development would therefore not have a detrimental impact on surrounding neighbours in terms of residential amenity. | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.  The proposed extension will feature a pitched roof design measuring approximately 6m at the maximum height, meeting the existing ridge height of the dwelling. The development would be approximately 8m in length and would protrude around 6.8m from the Eastern elevation at its maximum point. The proposed development would therefore be visible in the Chatburn Avenue street scene, and as such will have some visual impact. The ridgeline of the extension protrudes off the existing property’s ridgeline, however as the dwelling in question is a detached bungalow positioned on the southern end of a cul-de-sac with individually designed properties, the extension would not become an over dominant feature.  Moreover, the proposed extension will consist of natural stone facing, with ‘K’ Render on the Eastern and Southern elevations, with concrete roof tiles and Grey UPVC Cladding on the proposed dormer window. These materials provide for visual integration with the existing building. Even though the use of Grey UPVC Cladding for the dormer would introduce a new material not found on the property, this is a common material along both Chatburn Avenue and Chatburn Park Drive. As this will be sited at the rear and minimal use of the material suggests that the proposed works would not have any undue impact upon the visual amenities of the immediate or surrounding area. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to this proposal. | | | | | | | | | | | | | |
| **Highways:**  Highways have been consulted regarding the proposal and made the following comments. The proposal retains the single garage already found within the residential curtilage, however results in the reduction in the driveway spaces to two, which cannot be used independently due to the single vehicle width opening. Due to the property’s positioning, any overspill parking is likely to result in obstruction for turning vehicles and the neighbouring driveways, which is a highway safety concern. Highways requested a parking plan and widening of the driveway opening in order to allow the independent use of three spaces side by side. The additional parking plan was submitted to Highways, and they have responded with no objections subject to conditions. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  A consultation response has been received from Cadent Gas. Due to the presence of Cadent Gas apparatus in proximity to the specified site area, prior to carrying out works, details of the development should be submitted online for review, ensuring the requirements are adhered to. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus.  According to Policy DMH5, the *‘extension of properties for dependant or elderly residents must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling’.* The extension *‘should also generally speaking provide only a modest level of accommodation’.* Both of these statements are met by the proposed development as the annex will be adjoined onto the host dwelling of No.21 Chatburn Avenue and will therefore not stand as a private dwelling. The annex is also considered to be of a modest size, corresponding with Policy DMH5.  It is concluded that the proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | |